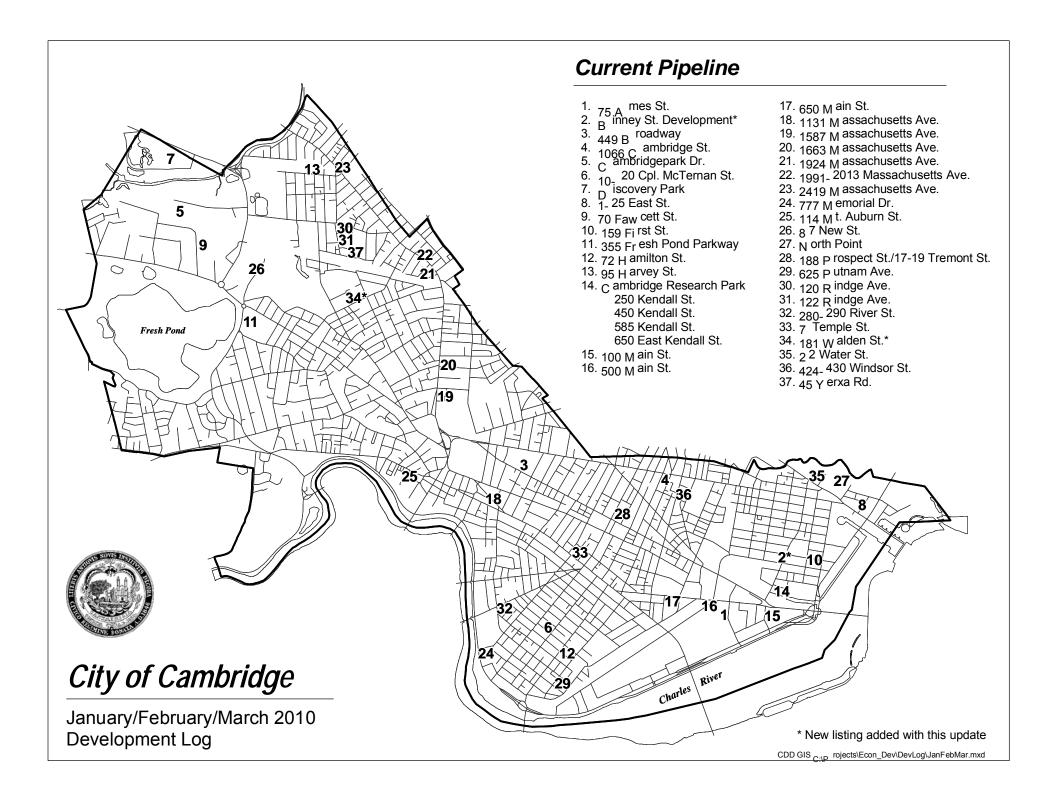


# City of Cambridge

Community Development Department
Development Log
January / February / March 2010





The Development Log was started to keep an active record of large-scale development projects occurring in the City of Cambridge. The Log, updated on a quarterly basis, is distributed to City departments to keep them posted of development progress from permitting and construction to completion. Criteria for the Log include:

- ♦ Commercial projects totaling over 50,000 square feet and any which have a significant impact on the neighborhood in which it is located.
- ♦ Residential projects of eight or more units that are new construction or rehab/renovation projects that alter the existing use either by adding to or subtracting from the existing number of units or square footage.
- ♦ All municipal projects in which a cross section of City departments may have an interest and all which are considered significant.

Projects meeting the criteria will be categorized by status, which include:

- **Permitting** = project under review by Community Development and/or Inspectional Services.
- Special Permit Granted = development received Special Permit from the Planning Board.
- In Construction = development received Building Permit.
- Complete = project received Certificate of Occupancy (CO) or Temporary CO.

This document can be found on the City's website at: http://www.cambridgema.gov/~CDD/ed/realest/re\_devlog.html

Forward any questions or comments about the Development Log to:

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E-mail: <a href="mailto:cbasler@cambridgema.gov">cbasler@cambridgema.gov</a>

### **Development Log -- Project Summary**

Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Permitting						
Binney Street Master Plan	Alexandria Real Estaste	3.00	491,320	1,753,200	220	Mixed Use Development
22 Water Street / North Point	Catamount Holdings LLC	3.90	104,673	408,225	392	Residential
Totals				2,161,425	612	
Status Special Permit Granted						
75 Ames Street / 7 Cambridge Center	Boston Properties	3.07	66,599	204,699	187	Residential
1066 Cambridge St / 256 Elm St	Just A Start	1.60	16,084	27,732	19	Residential
160-180 Cambridgepark Drive	Archon/Jones Lang LaSalle	1.52	385,070	337,800	0	Office/R&D
Discovery Park Remaining Master Plan	Bulfinch Company	0.00	1,154,420	661,909	0	Office/R&D
1-25 East Street Phase II / Charles E. Smith Housing	C.E. Smith/Archstone Dev	2.90	247,431	509,215	341	Residential
70 Fawcett Street	New Boston	1.36	213,097	289,000	260	Residential
159 First Street / 65 Bent St. / 29 Charles St.	Jones Lang LaSalle	2.24	109,972	245,976	108	Mixed Use Development
355 Fresh Pond Parkway	Roberta Sidney	0.68	41,854	19,400	0	Retail
250 Kendall Street / Cambridge Research Park	Twining Properties	3.00	0	150,000	0	Hotel
450 Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	14,463	46,293	8	Residential
585 Kendall Street / Cambridge Research Park	Constellation	3.00	0	75,000	0	Theater
650 Main Street	MIT	2.75	210,215	418,317	0	Office/R&D
1924 Massachusetts Avenue / Kaya Hotel	Kaya-Ka	1.60	14,880	23,800	0	Hotel
2419 Massachusetts Avenue / Rounder Record Site	Oaktree Acorn LLC	1.75	25,997	49,535	37	Residential
1991-2013 Massachusetts Avenue / St. James Dev.	Oaktree Development	1.75	58,194	84,920	46	Residential
114 Mt. Auburn Street / Conductor's Building	Carpenter Company/Bulfinch Co	4.00	20,800	83,200	0	Office/R&D

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### **Development Log -- Project Summary**

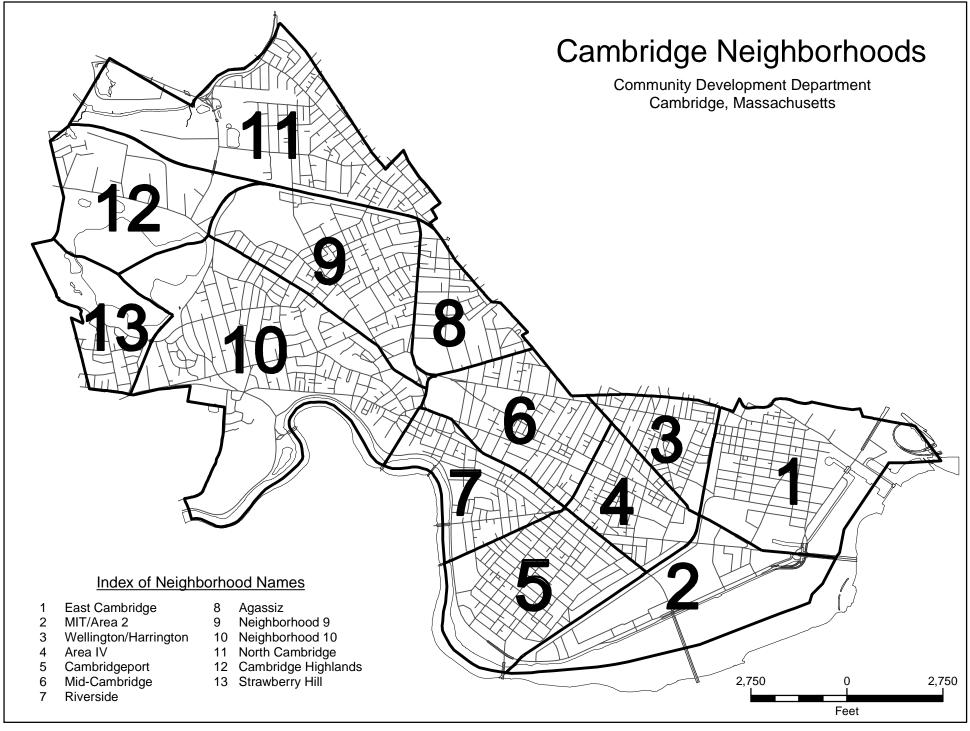
Status/Project Address	Developer Name	FAR	Lot Area	GFA	Units	Project Use
Status Special Permit Granted						
North Point Remaining Master Plan	JonesLangLaSalle-GuilfordTransport	2.66	3,256,310	4,134,318	2,151	Mixed Use Development
625 Putnam Avenue	Homeowners Rehab, Inc.	1.50	27,970	44,303	40	Residential
7 Temple Street / YWCA	Cambridge Affordable Housing Corp	2.59	36,990	96,161	42	Residential
181 Walden Street / Lincoln Way Apartments	Cambridge Housing Authority	0.79	0	106,555	70	Residential
424-430 Windsor Street / Immaculate Conception	Just A Start	0.00	0	24,710	16	Residential
Totals				7,632,843	3,325	
Status In Construction						
10 Cpl. McTernan St. / Blessed Sacrament Phase 2	Pearl McTernan LLC	3.27	30,174	37,430	20	Residential
650 East Kendall Street / Cambridge Research Park	Biomed Realty Trust	3.00	49,470	217,398	0	Office/R&D
72 Hamilton Street	Peggy Morrissey	1.32	11,172	14,777	11	Residential
100 Main Street / Sloan School of Management	MIT	2.44	268,713	209,000	0	College/University
500 Main Street / MIT Cancer Research Center	MIT	2.01	2,012,983	308,756	0	Office/R&D
1587 Massachusetts Avenue / Harvard Law School	Harvard University	1.71	1,343,528	234,000	0	College/University
1131 Massachusetts Avenue	Veritas LLC	1.75	6,330	11,077	0	Hotel
87 New Street	Oaktree Development	1.95	30,000	58,500	54	Residential
122 Rindge Avenue / St. John's Resident Phase 2	120 Realty Trust	0.76	100,068	21,189	16	Residential
120 Rindge Avenue / St. John's Resident Phase 1	120 Realty Trust	0.76	100,068	35,154	28	Residential
280-290 River Street	Orwig Associates	0.95	25,127	22,418	20	Residential
19 Tremont-188 Prospect / Prospect Court Phase 4	Prospect Street Housing Trust	0.93	31,498	15,899	11	Residential
45 Yerxa Road / St. John's Resident	120 Realty Trust	0.76	100,068	17,388	19	Residential

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### **Development Log -- Project Summary**

Status/Project Address	Developer Name	FAR Lot Area	GFA	Units	<b>Project Use</b>
Status In Construction Totals			1,202,986	179	
Status Complete					
449 Broadway / Main Library Expansion	City of Cambridge	1.50 513,809	102,210	0	Institutional
95 Harvey Street	Michael O'Shea	1.61 8,514	13,739	8	Residential
1663 Massachusetts Avenue	Lesley University	1.81 18,980	34,700	0	College/University
Totals			150,649	8	

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## **DEVELOPMENT LOG Projects by Neighborhood**

Neighborhood 1 - EAST CAMBRIDGE	Project Use	Developer	Status
Binney Street Master Plan	Mixed Use Development	Alexandria Real Estaste	Permitting
650 East Kendall Street / Cambridge Research Park	Office/R&D	Biomed Realty Trust	In Construction
1-25 East Street Phase II / Charles E. Smith Housing	Residential	C.E. Smith/Archstone Dev	Special Permit Granted
159 First Street / 65 Bent St. / 29 Charles St.	Mixed Use Development	Jones Lang LaSalle	Special Permit Granted
250 Kendall Street / Cambridge Research Park	Hotel	Twining Properties	Special Permit Granted
450 Kendall Street / Cambridge Research Park	Residential	Biomed Realty Trust	Special Permit Granted
585 Kendall Street / Cambridge Research Park	Theater	Constellation	Special Permit Granted
North Point Remaining Master Plan	Mixed Use Development	JonesLangLaSalle- GuilfordTransport	Special Permit Granted
22 Water Street / North Point	Residential	Catamount Holdings LLC	Permitting
Neighborhood 2 - MIT / AREA 2	Project Use	Developer	Status
75 Ames Street / 7 Cambridge Center	Residential	Boston Properties	Special Permit Granted
100 Main Street / Sloan School of Management	College/University	MIT	In Construction
500 Main Street / MIT Cancer Research Center	Office/R&D	MIT	In Construction
650 Main Street	Office/R&D	MIT	Special Permit Granted
Neighborhood 3 - WELLINGTON HARRINGTON	Project Use	Developer	Status
1066 Cambridge St / 256 Elm St	Residential	Just A Start	Special Permit Granted
424-430 Windsor Street / Immaculate Conception	Residential	Just A Start	Special Permit Granted
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## **DEVELOPMENT LOG Projects by Neighborhood**

Neighborhood 4 - AREA IV	<b>Project Use</b>	Developer	Status
7 Temple Street / YWCA	Residential	Cambridge Affordable Housing Corp	Special Permit Granted
19 Tremont-188 Prospect / Prospect Court Phase 4	Residential	Prospect Street Housing Trust	In Construction
Neighborhood 5 - CAMBRIDGEPORT	Project Use	Developer	Status
10 Cpl. McTernan St. / Blessed Sacrament Phase 2	Residential	Pearl McTernan LLC	In Construction
72 Hamilton Street	Residential	Peggy Morrissey	In Construction
625 Putnam Avenue	Residential	Homeowners Rehab, Inc.	Special Permit Granted
280-290 River Street	Residential	Orwig Associates	In Construction
Neighborhood 6 - MID-CAMBRIDGE	Project Use	Developer	Status
449 Broadway / Main Library Expansion	Institutional	City of Cambridge	Complete
1131 Massachusetts Avenue	Hotel	Veritas LLC	In Construction
Neighborhood 8 - AGASSIZ	Project Use	Developer	Status
1587 Massachusetts Avenue / Harvard Law School	College/University	Harvard University	In Construction
1663 Massachusetts Avenue	College/University	Lesley University	Complete
Neighborhood 9 - NEIGHBORHOOD 9	Project Use	Developer	Status
87 New Street	Residential	Oaktree Development	In Construction
181 Walden Street / Lincoln Way Apartments	Residential	Cambridge Housing Authority	Special Permit Granted

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## **DEVELOPMENT LOG Projects by Neighborhood**

Project Use	Developer	Status
Retail	Roberta Sidney	Special Permit Granted
Office/R&D	Carpenter Company/Bulfinch Co	Special Permit Granted
Project Use	Developer	Status
Office/R&D	Archon/Jones Lang LaSalle	Special Permit Granted
Office/R&D	Bulfinch Company	Special Permit Granted
Residential	Michael O'Shea	Complete
Hotel	Kaya-Ka	Special Permit Granted
Residential	Oaktree Development	Special Permit Granted
Residential	Oaktree Acorn LLC	Special Permit Granted
Residential	120 Realty Trust	In Construction
Residential	120 Realty Trust	In Construction
Residential	120 Realty Trust	In Construction
Project Use	Developer	Status
Residential	New Boston	Special Permit Granted
	Retail Office/R&D  Project Use Office/R&D Office/R&D Residential Hotel Residential Residential Residential Residential Residential Project Use	Retail Roberta Sidney Office/R&D Carpenter Company/Bulfinch Co  Project Use Developer Office/R&D Archon/Jones Lang LaSalle Office/R&D Bulfinch Company Residential Michael O'Shea Hotel Kaya-Ka Residential Oaktree Development Residential Oaktree Acorn LLC Residential 120 Realty Trust Residential 120 Realty Trust  Residential 120 Realty Trust  Residential 120 Realty Trust  Residential 120 Realty Trust  Residential Developer

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#### DEVELOPMENT LOG

#### **Completed Projects**

#### Projects Completed in 2009

Alewife Brook Parkway, 220 (Hotel Tria Expansion)

Amherst Street, 75 (MIT Media Lab)

Coolidge Hill, 178 (Shady Hill Arts Center & Gym)

Harvard Street, 125-127

Huron Avenue, 688 (Youth Center/VFW)

Main Street, 823

Third Street, 303 (Extell Housing Phase 2)

Tremont Street, 17 (Prospect Court 3)

#### Projects Completed in 2008

Albany Street, 235

Brookline Street, 21

Concord Avenue, 479

Cpl. McTernan Street, 20 (Blessed Sacrament Phase 1)

East Street, 1-25 (Charles E. Smith Housing Phase 1)

First Street, 273 (Kendall Sq. Electric Plant)

First Street, 1 (Phase 2)

Massachusetts Avenue, 1979

Memorial Drive, 870-888 (Harvard Affiliate Housing)

Mt. Auburn Street, 330 (Acute Care Bldg.)

North Point Bldg., "S"

North Point Bldg., "T"

Oxford Street, 24 (NW Lab Bldg.)

Prospect Street, 239-241

Prospect Street, 182-184 (Prospect Court Phase 1)

Prospect Street, 190 (Prospect Court Phase 2)

Third Street, 303 (Extell Housing Phase 1)

Wheeler Street, 37 (Baker Bldg.)

#### Projects Completed in 2007

Bay State Road, 18-24

Binney Street, 301

Blackstone Street, 25-45 (Switchhouse Housing)

Columbia Street, 199-209 (Columbia Court)

Grant/Cowpwerthwaite Streets (Harvard Housing)

Massachusetts Avenue, 2101-2103

Massachusetts Avenue, 2440

Oxford Street, 15 (LISE)

Richdale Avenue, 113 (Richdale Place)

Russell Street, 1

Second Street, 110

#### Projects Completed in 2006

Cambridge Center, #7 (Broad Institute)

Concord Avenue, #773

First Street, #1 (Phase 1)

Hampshire Street, #1 (Draper Labs)

Massachusetts Avenue, #250

Massachusetts Avenue, #2377-2399 (Trolley Square)

Massachusetts Avenue, #2495

Rindge Avenue, #310 (Brikkworks Housing)

Rindge Avenue, #390 (Alewife Brook Condos II)

Third Street, #350 (The Residences at Kendall Sq.)

#### Projects Completed in 2005

Aberdeen Avenue, #60

Acorn Park, #10 (Discovery Park)

Cambridge Center, #12R (Biogen)

Cambridge Street, #1730 (Harvard CGIS-South)

Cambridge Street, #1737 (Harvard CGIS-North)

Charles Street, #320 (Whitehead Institute)

Decatur Street, #10

Landsdowne Street, #100 (University Park)

Oxford Street, #52 (Parking Garage)

Prospect Street, #146-152 (Scouting Way)

Sidney Street, #23 (University Park)

Vassar Street, #43 (MIT Brain & Cognitive Center)

#### Projects Completed in 2004

Arrow Street, #0 (Theater)

Bishop Allen Drive, #47 (Parking Garage)

Concord Avenue #650 (Neville Manor)

Franklin Street, #369 (Oaktree Housing)

Main Street, #853 (La Groceria)

Massachusetts Avenue, #254 (Novartis)

Sixth Street, #157

Vassar Street, #10 (MIT Stata Center)

West Kendall Street, #675 (Vertex)

#### Projects Completed in 2003

Auburn Street, #196-198 (CASCAP Housing)

Bent Street, #300 (Lohnes)

Columbia Street, #55-59 (CAST Housing)

Kendall Street, #500 (Genzyme Building)

Land Boulevard, #25 (Hotel Marlowe)

Memorial Drive, #778-784 (Polaroid-Offices)

Pleasant Street, #157-173 (Polaroid-Housing)

Rindge Avenue, #265

Technology Square, #100

#### Projects Completed in 2002

Albany Street, #224 (MIT Dorm)

Bigelow Street, #8

Boardman Street (Squirrel Properties)

Cambridge Park Drive, #200 (Genetics Inst.)

Cambridge Park Drive, #30

Cambridge Street, #803-815

Cambridge Street, #1167 (JAS Housing/Nobrega's)

Landsdowne Street, #35 (Millennium Pharmaceuticals)

Landsdowne Street, #40 (University Park)

Landsdowne Street, #80 (University Park)

Main Street, #350 (Firehouse Hotel)

Massachusetts Avenue, #2443

Msgr. O'Brien Highway, 187-199 (Hotel)

Osborn Street, #28 (TKT, Inc.)

Pacific Street, #70 (MIT Dorm)

Sidney Street, #88 (University Park)

Sidney Street, #91 (University Park)

#### Projects Completed in 2002 (continued)

Technology Square, #300

Technology Square, #600

Technology Square, #700

Technology Square, #800

Third Street, #286 (Beal Company)

Vassar Street, #100

Vassar Street #229 (MIT Dorm/Simmons Hall)

#### Projects Completed in 2001

Broadway, #330, #332, #334

Cambridge Center, #15

Central Square, #1-9 (Carl Baron Plaza)

Concord Avenue, #650 (Neville Assisted Living)

Erie Street, #98-100

Fresh Pond Parkway, #250 (Water Treatment Plant)

Harvey Street, #181

Kendall Square, #1 (Amgen)

Landsdowne Street, #65 (University Park)

Massachusetts Avenue, #580

Mt. Auburn Street, #125 (Post Office)

Putnam Avenue, #396-398

Rindge Avenue, #70 (Fitzgerald School)

River Street, #241

River Street, #320-366 (Bread & Circus)

Sidney Street, #180 (Vertex)

Third Street, #101

#### Projects Completed in 2000

Ames Street E18, #50

Bent Street, #320

Brookline Street (Auburn Court, Phase II)

Brookline Street, #139-155

Norfolk Street, #59

Otis Street, #210

Oxford Street, #12

Prospect Street, #195

Rindge Avenue, #354, #358, #368, #384-390